

CHAPTER XXXII
LAND DIVISION ORDINANCE
VILLAGE OF SLINGER, WASHINGTON COUNTY, WISCONSIN

SECTION 8.00 REQUIRED IMPROVEMENTS

8.01 GENERAL REQUIREMENTS

All required improvements shall be constructed in accordance with plans and specifications approved by the Village Engineer.

8.02 SURVEY MONUMENTS

The subdivider shall install survey monuments placed in accordance with the requirements of Section 236.15 of the Wisconsin Statutes and as may be required by the Village Engineer.

8.03 GRADING

- A. Following the Installation of temporary block corner monuments or other survey control points by the subdivider and establishment of street grades by the Village Engineer, the subdivider shall grade the full width of the right-of-way of all streets proposed to be dedicated in accordance with plans and specifications approved by the Village Engineer. The subdivider shall grade the roadbeds in the street rights-of-way to subgrade.
- B. Streets and Lots shall be brought to finished grades as specified in a site grading plan approved by the Village Engineer.

8.04 SURFACING

Following the installation, inspection, and approval by the Village Engineer of utility and stormwater drainage improvements, the subdivider shall surface all roadways in streets proposed to be dedicated to the public to widths prescribed by this Ordinance, the Village official map, comprehensive plan or component thereof, or neighborhood development plan. Said surfacing shall be done in accordance with plans and specifications approved by the Village Engineer. The cost of surfacing in excess of 48 feet in width that is not required to serve the needs of the land division or condominium should be borne by the Village or other unit or agency of government having jurisdiction over the street.

8.05 CURB AND GUTTER

- A. Following the Installation and the Village's inspection and approval of all utility and stormwater drainage improvements, the subdivider shall construct concrete curbs and gutters in accordance with plans and specifications approved by the Village Engineer. This requirement may be waived where a permanent rural street section has been approved by the Plan Commission. The cost of installation of all inside curbs and gutters for dual roadway pavements shall be borne by the Village or the unit or agency of government having jurisdiction.
- B. Curb Ramps shall be installed in accordance with the Americans with Disabilities Act and Section 66.0909 of the Wisconsin Statutes, and as approved by the Village Engineer.

8.06 IMPROVEMENTS TO EXISTING RURAL ROADS.

Existing rural roads located adjacent to or within land divisions or developments regulated by this Ordinance shall be reviewed by the Village Engineer regarding the extent of improvements required to be made to such roads by the Subdivider or Developer.

The Village Engineer shall consider a full range of alternatives including, but not limited to the following:

1. Continuing the rural cross-section road with limited improvements such as resurfacing.
2. Reconstruction to a permanent rural cross-section road.
3. Reconstruction to an urban cross-section road.

The Village Engineer shall consider the improvements as recommended on Table 17 of the Village's Comprehensive Plan.

The Village Engineer may require the Subdivider or Developer's Engineer to provide all engineering information necessary to formulate a recommendation regarding the extent of improvements to be made. Such engineering information may include, but is not limited to investigating existing pavement and sub-base condition and thickness, profiles and cross-section data, existing culvert and ditch elevations, the location of any existing utilities, trees and other obstructions, and survey data of existing or future rights-of-way.

The Village Engineer shall prepare a recommendation to the Planning Commission regarding stormwater management related to the limited improved or reconstructed rural cross-section roads.

Where such roads are divided along their centerline by a Village/Town corporate limit line, improvements may be required within the Town portion of the road to be paid by the Subdivider/Developer. The Developer shall obtain all necessary Town permits and pay all associated Town fees.

The Village Engineer shall prepare a recommendation to the Planning Commission who may recommend or deny continuing a rural cross-section road as a permanent facility.

When a permanent rural cross-section road has been approved by the Planning Commission, the Subdivider or Developer shall finish grade all shoulders and ditches, install or replace all necessary culverts at intersections and, if required, surface ditch inverts to prevent erosion and sedimentation in accordance with plans and specifications approved by the Village Engineer.

8.07 SIDEWALKS

The subdivider shall construct a concrete sidewalk on one side of all frontage streets and both sides of all other streets within the land division or condominium. The construction of all sidewalks shall be in accordance with plans and specifications approved by the Village Engineer. Wider than standard sidewalks may be required by the Village Engineer in the vicinity of schools, commercial areas, and other places of public assembly. The Plan Commission may waive the requirement for sidewalks upon a finding that such walks are not required because of the provision of a separate network of pedestrian ways, low vehicular or pedestrian traffic volumes, or lot arrangement.

8.08 PUBLIC SANITARY SEWERAGE AND PRIVATE SEWAGE DISPOSAL SYSTEMS

- A. The Subdivider Shall Construct sanitary sewers in such a manner as to make adequate sanitary sewerage service available to each lot within the land division or condominium. Where public sanitary sewer facilities are not available, the subdivider shall make provision for adequate private sewage disposal systems as specified by the Village, County, and State agencies concerned. **Sanitary sewer facilities shall be installed to the furthest limit of the parcel being developed to avoid gaps in the sanitary sewer system, and to allow for future extensions therefrom.**
- B. The Subdivider Shall Install sewer laterals to the street lot line. If, at the time of final platting, sanitary sewer facilities are not available to the plat, but will become available within a period of five years from the date of plat recording, the subdivider shall install or cause to be installed sanitary sewers and sewer laterals to the street lot line in accordance with this Section and shall cap all laterals as may be specified by the Village Engineer. The size, type, and installation of all sanitary sewers proposed to

be constructed shall be in accordance with the plans and specifications approved by the Village Engineer.

- C. The Subdivider Shall Assume the cost of installing all sanitary sewers, laterals, and appurtenances required to serve the land division or condominium development proposed. If sewers greater than eight inches in diameter are required to accommodate sewage flows originating from outside of the proposed development, the cost of such larger sewers shall be prorated either in proportion to the ratio of the total area of the land division or condominium development to the total tributary drainage area to be served by such larger sewer, or in proportion to the contributing sewage flows, as may be agreed upon between the subdivider and the Village, and the excess cost either borne by the Village or assessed against the total tributary drainage area.

8.09 STORMWATER MANAGEMENT FACILITIES

- A. The Subdivider Shall Construct stormwater drainage facilities, which may include curbs and gutters, catch basins and inlets, storm sewers, road ditches, open channels, and storage facilities as may be required. All such facilities are to be of adequate size and grade to hydraulically accommodate potential volumes of flow. The type of facilities required and the design criteria shall be determined by the Village Engineer. Storm drainage facilities shall be so designed as to prevent and control soil erosion and sedimentation and present no hazard to life or property. The size, type, and installation of all stormwater management facilities proposed to be constructed shall be in accordance with the plans and specifications approved by the Village Engineer.
- B. The Subdivider Shall Assume the costs entailed in constructing stormwater conveyances and storage facilities necessary to serve the proposed development and to carry the existing stormwater flows through the proposed development. If larger conveyance and storage facilities are required to accommodate flows originating from outside of the proposed development, or to avoid flooding attendant to increased flows downstream of the proposed development caused not by the development but by preexisting development upstream, the cost of such facilities shall be prorated in proportion to the contributing rates of flows, and the excess cost shall be borne by the Village or assessed against the tributary drainage areas concerned.

8.10 WATER SUPPLY FACILITIES

- A. The Subdivider Shall Construct water mains in such a manner as to make adequate water service available to each lot within the land division or condominium. If municipal water service is not available, the subdivider

shall make provision for adequate private water systems as specified by the Village, County, and State agencies concerned. The Village Plan Commission may require the installation of water laterals to the street lot line. The size, type, and installation of all public water mains proposed to be constructed shall be in accordance with plans and specifications approved by the Village Engineer. **Water mains shall be installed to the furthest limit of the parcel being developed to avoid gaps in the water main system, and to allow for future extensions therefrom.**

- B. The Subdivider Shall Assume the cost of installing all water mains eight inches in diameter or less in size. If water mains greater than eight inches in diameter are required to serve areas outside the proposed development, the excess cost shall be borne by the Village.

8.11 OTHER UTILITIES

- A. The Subdivider Shall Cause gas, electrical power, and telephone and other communication facilities to be installed in such a manner as to make adequate service available to each lot in the land division or condominium, in accordance with Section 7.08.
- B. Plans Indicating the proposed location of all gas, electrical power, telephone, and other communications distribution and transmission lines required to serve the land division or condominium shall be approved by the Village Engineer.

8.12 STREET LIGHTS

- A. The Subdivider Shall pay for the installation and facilities to provide public streetlights along all streets proposed to be dedicated. The Plan Commission shall approve the style of light poles and fixtures. The Planning Commission shall approve the illumination levels and spacing of all street lights which shall be compatible with the neighborhood and type of development proposed. There shall be a minimum standard of streetlights at the intersection of any two streets and one streetlight at the end of every cul-de-sac.
- B. In Lieu of or in Addition to the Installation of public street lamps, the Village Plan Commission may permit the installation of private post lamps on each lot of a land division and at appropriate locations within a condominium. The type and location of such post lamps shall be approved by the Village Engineer.

8.13 STREET SIGNS

The subdivider shall install at the intersection of all streets proposed to be dedicated a street sign of a design specified by the Village Engineer.

8.14 STREET TREES

- A. The Subdivider Shall Plant or provide funding for the planting of at least one tree of a species approved by the Plan Commission of at least two inches in diameter measured at six inches above the top of the root ball at an average spacing of 50 feet along the frontage of all streets proposed to be dedicated. The required trees shall be planted in the area between the sidewalk and curb in accordance with plans and specifications approved by the Village Engineer.
- B. The Requirement for street trees may be waived by the Plan Commission if substantial alternative landscaping, including trees, is to be provided within the land division or condominium in accordance with a landscaping plan approved by the Village Plan Commission.

8.15 EROSION AND SEDIMENTATION CONTROL

- A. The Subdivider Shall Prepare an erosion and sedimentation control plan addressing the installation and maintenance of soil erosion and sedimentation control measures. Such plans shall meet the requirements set forth in the Village Erosion Control and Stormwater Management Ordinances.
- B. The Subdivider Shall Plant those grasses, trees, and groundcover of species and size specified by the Plan Commission, upon recommendation of the Village Engineer, necessary to prevent soil erosion and sedimentation, in accordance with the approved erosion and sedimentation control plan.
- C. The Subdivider Shall Install those protection and rehabilitation measures, such as fencing, sloping, seeding, riprap, revetments, jetties, clearing, dredging, snagging, drop structures, brush mats, willow poles, and grade stabilization structures, set forth in the approved erosion and sedimentation control plan.

8.16 LANDSCAPING

- A. The Subdivider Shall Install landscaping in accordance with a landscaping plan approved by the Village Plan Commission. If plantings are not installed prior to approval of a final plat or condominium plat, a

landscaping schedule shall be specified in the Development Agreement and appropriate sureties shall be provided.

- B. Maintenance of All Landscaping included in an approved landscaping plan shall be the responsibility of the property owner, or, for landscaping installed in common areas, the homeowners or condominium owners association. Provisions for the maintenance of such landscaping shall be included in the homeowners association documents required under Section 2.06.

8.17 LANDSCAPING STANDARDS FOR CUL-DE-SAC ISLANDS AND RELATED MAINTENANCE RESPONSIBILITIES.

The Subdivider shall install landscaping improvements in public or private cul-de-sac islands in accord with an approved Landscaping Plan which shall incorporate the following standards:

- A. Minimum Required Landscaping Which Includes:
1. Seeding or sodding with approved turf grass.
 2. Planting at least six (6) trees with a minimum two (2) inch trunk diameter, located at least ten (10) feet inside the perimeter curb edge to provide snow storage area and spaced in accord with the approved Landscaping Plan.
 3. Minimum landscaping shall be maintained by a Homeowners Association or Condominium Association, or by surrounding property owners established by deed restriction, or by the Village where necessary
- B. Optional Additional Landscaping May Include:
1. Seeding with prairie or ornamental grass in lieu of turf grass.
 2. Planting more than six (6) trees.
 3. Planting shrubs, flowers, groundcovers or planting beds containing any such plantings.
 4. Mandatory maintenance by either a Homeowner's Association, a Condominium Association or by surrounding property owners established by deed restriction.
- C. Optional Landscaping in Islands for Stormwater Management Which may include:
1. Creating internal stormwater basin(s) to collect and treat stormwater in accord with an approved Stormwater Management Plan.
 2. Planting with water-tolerant plants, grasses, or trees or a combination thereof to achieve stormwater management goals.
 3. Mandatory maintenance by either a Homeowner's Association, a Condominium Association or by surrounding property owners established by deed restriction.